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19 OCT 1982

MEMORANDUM FOR: Chief, Plans and Programs Staff, OL

FROM: [REDACTED]

Chief, Procurement Management Staff, OL

SUBJECT: Agency Long-range Planning (U)

Dave:

1. I have reviewed the Agency's long-range plan in some depth. I found the summaries prepared by Evelyn to be most helpful and certainly cut my required time for reviewing this voluminous paper sharply. (U)

2. From our standpoint in procurement, we would note that long-range planning for every directorate indicates substantial growth through the 1992 time frame. Targets are identified, and growth numbers in terms of personnel assets are spelled out. The omission that gives us concern is that of no reference to any increase in numbers of procurement personnel. With our decentralized system which has procurement personnel actually assigned to line components, reporting to line officers, and a part of line table of organization, it may be that the growth numbers do accommodate support requirements. (S)

3. Since 1966, the Agency has utilized a decentralized procurement system. The concept of decentralization was considered and confirmed as effective by the task force on industrial security and industrial contracting in the 1976 time frame. Recent history would further reenforce the thought that decentralization will continue. This is brought out by the addition of contracting teams in the Directorate of Operations, the National Photographic Interpretation Center, and the National Intelligence Emergency Planning Staff. While it is difficult to nail down specific growth expectations, I believe that we could reasonably expect a [REDACTED] growth in procurement personnel through the 1992 time frame. This would mean we would be adding approximately [REDACTED] professional procurement personnel. The additional [REDACTED] professional procurement personnel would require [REDACTED] additional clericals and additional space consistent with GSA direction. (S)

4. Please advise if we can be of further assistance in this matter. (U)

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1. BACKGROUND

STAT In the Metropolitan Washington Area, the Agency resides in government-owned or leased buildings which have historically been maintained, operated, and/or leased by the General Services Administration (GSA). Routine services as required during the normal 40 hours work week such as lights, air conditioning, maintenance, custodial, guard services, etc., have been funded by means of an established Standard Level Users Charge (SLUC) which currently costs the Agency some [ ] per year. Services outside of normal hours or those of a higher degree of quality than considered standard, are available only if agreed to and funded on a reimbursable basis. These activities which are required in our Agency to stay open 24 hours per day, 365 days per year and to maintain the high level of security considered required, cost several [ ] dollars per year. New construcion or major alternatives are designed and constructed through additional reimbursable efforts. The same constraints exist to various degrees in Agency buildings throughout CONUS where GSA is the agent and the Agency is the client.

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II. OVERVIEW

A. GSA has shown either a lack of interest or a lack of ability to provide the level of service or the required time of delivery of the service over the years. Even where the Agency has been driven by events to provide extra monetary resources to GSA to improve matters, the tendency has been to have meetings, extract promises of intent to improve, in cases see a short period of higher interest in performance, but always to soon become neglected again and slide even deeper into inadequate or unsatisfactory wervice.

B. Currently, the following major issues are being discussed or negotiated with GSA:

1. On 1 October 1981, the Agency assumed responsibility for utilities (steam and electricity) from GSA for Building 213. On 9 August 1982, the Agency assumed responsibility for maintenance and operation of that facility.

2. Maintenance and operation of the [ ] complex at 2430 E Street has deteriorated to such a point that the Agency has, in effect, asked GSA to "show cause" why the Agency should not take over that facility. GSA

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has indicated its determination to do better and is in the process of accomplishing many minor repairs, and is formulating a schedule of capital improvement items such as major roof repairs or utility systems upgrade for Agency consideration.

3. Maintenance and operation of the Headquarters Power Plant - In response to repeated concern by the Agency relative to the degree of reliability available from GSA, negotiations are now in progress to determine the true cost of adequate maintenance, operation, and those capital improvements necessary to recover from a plant facility nearing the end of its useful life expectancy.
4. Leasing and alteration to suit of Agency space in non-government buildings - Negotiations have been conducted to obtain unlimited authority from GSA to lease space directly by the Agency. GSA has refused to delegate authority above the existing 5,000 square feet limit and has promised to expedite requests to the extent possible. The Agency has placed GSA on notice that it will, when necessary to meet operational requirements, proceed with GSA if possible or without it if GSA cannot meet operational deadlines.

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1. This Office has a continuing responsibility to provide a variety of maintenance and operation as well as engineering and architectural support to clandestine operations. In order to continue to be responsive to current and projected requirements in these areas, this Office must develop and maintain a capability to quickly augment staff resources and to deploy that capability on a nonattributable basis in [REDACTED] foreign areas of operation. (S)

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2. The capabilities required are varied. In addition to general civil, mechanical, and electrical engineering and architectural skills, we anticipate the need for marine and aviation technicians, general logisticians, legal and property acquisition expertise, and laborers and warehousemen. To be effective, such a capability must be available "on-call" to augment rather than replace staff resources [REDACTED]

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WARNING NOTICE  
INTELLIGENCE SOURCES  
OR METHODS INVOLVED

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